



Notice of Public Hearing

Semi Truck Repairs Inc. SP 16-05 & CUP 16-02

Site Plan and Conditional Use

Public Notice is hereby given that the **City of Sherwood Hearings Officer** decision in SP 16-05/CUP 16-02 Semi Truck Repairs Inc., a Type III Review, shall be made after consideration of public comments. The Public Hearing is scheduled for June 13, 2016.

Proposal: The applicant proposes to construct a building of approximately 6,175 square feet for the purpose of truck repair. This use falls under the broader category of *Motorized Vehicle and Sports Craft Repair and Service*, which is a Conditional Use in the Light Industrial (LI) Zone. The proposal also includes 13 parking spaces, including 1 ADA space and landscaping.

Case File No: SP 16-05 & CUP 16-02

Tax Map/Lot: 2S129A – 2100

Applicant: Matt Newman, NW Engineering, LLC
3409 NW John Olsen Place
Hillsboro, OR 97124

General Location: 20633 SW Olds Place

Owners: Sherwood Commercial Center, LLC
Dwain Quandt
6029 NW Alfalfa Drive
Portland, OR 97229

Staff Contact: David Bantz, Associate Planner 503-625-4208, bantzd@sherwoodoregon.gov

Find out about the project on the City's web site:

<http://www.sherwoodoregon.gov/planning/project/olds-truck-repair>

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call David Bantz at (503)625-4208.

The following chapters of the Sherwood Zoning and Community Development Code, and the corresponding approval criteria are applicable to this proposal: §16.31 (Industrial Land Use District); §16.58 (Clear Vision and Fence Standards); §16.82 (Conditional Use); §16.90 (Site Planning); §16.92 (Landscaping); §16.94 (Off-Street Parking and Loading); §16.96 (Circulation); §16.100 (Permanent Sign); §16.110 (Sanitary Sewer); §16.112 (Water Supply); §16.114 (Storm Water); §16.116 (Fire Protection); §16.118 (Public and Private Utilities); §16.146 (Noise); §16.152 (Odors); and §16.154 (Heat and Glare).

Provide your comments in writing by June 3, 2016 or at the hearing.

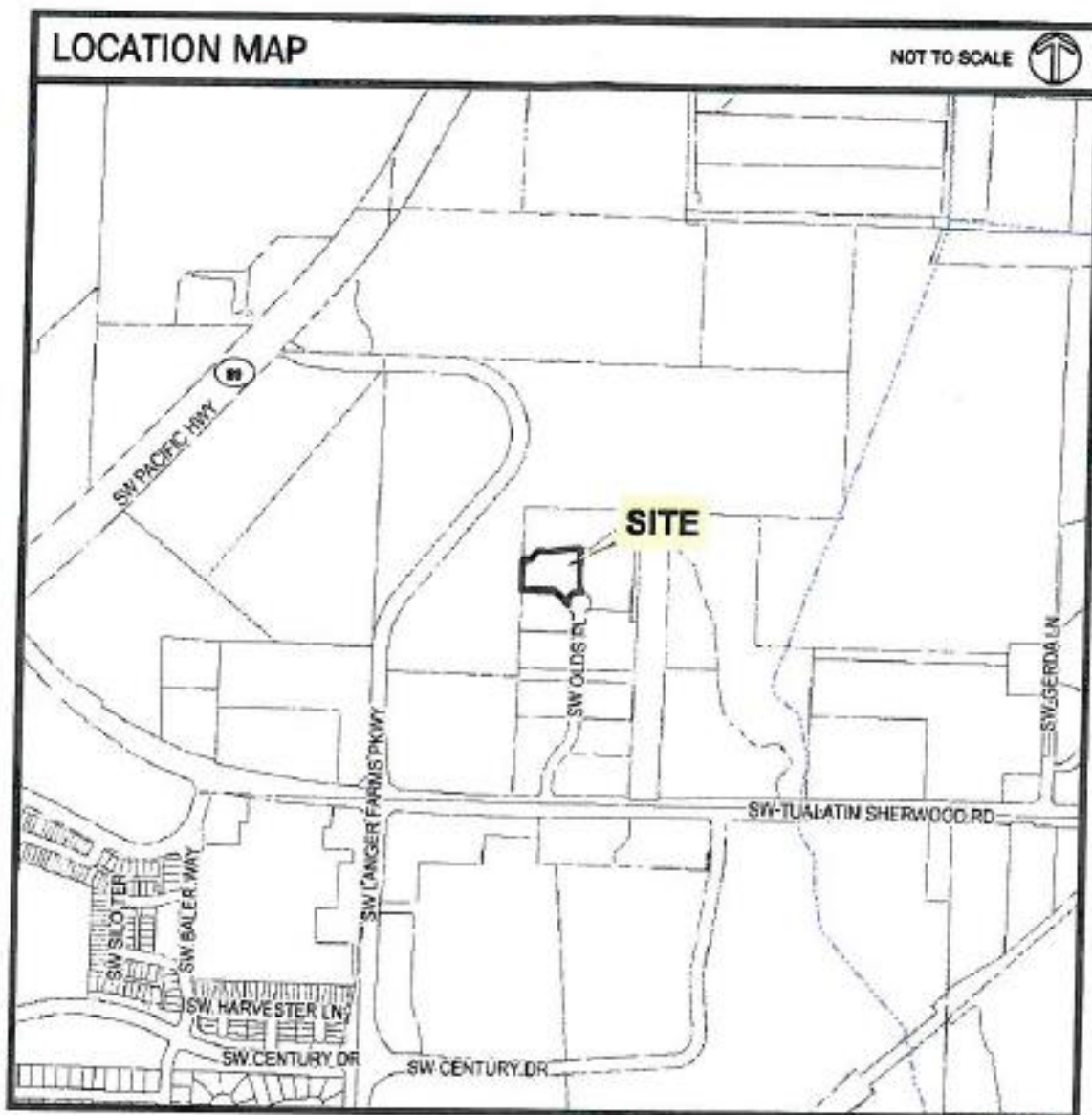
Anyone may testify at the hearing verbally or in writing. Oral and written public testimony regarding this matter will be accepted at the hearing. Written statements are encouraged and

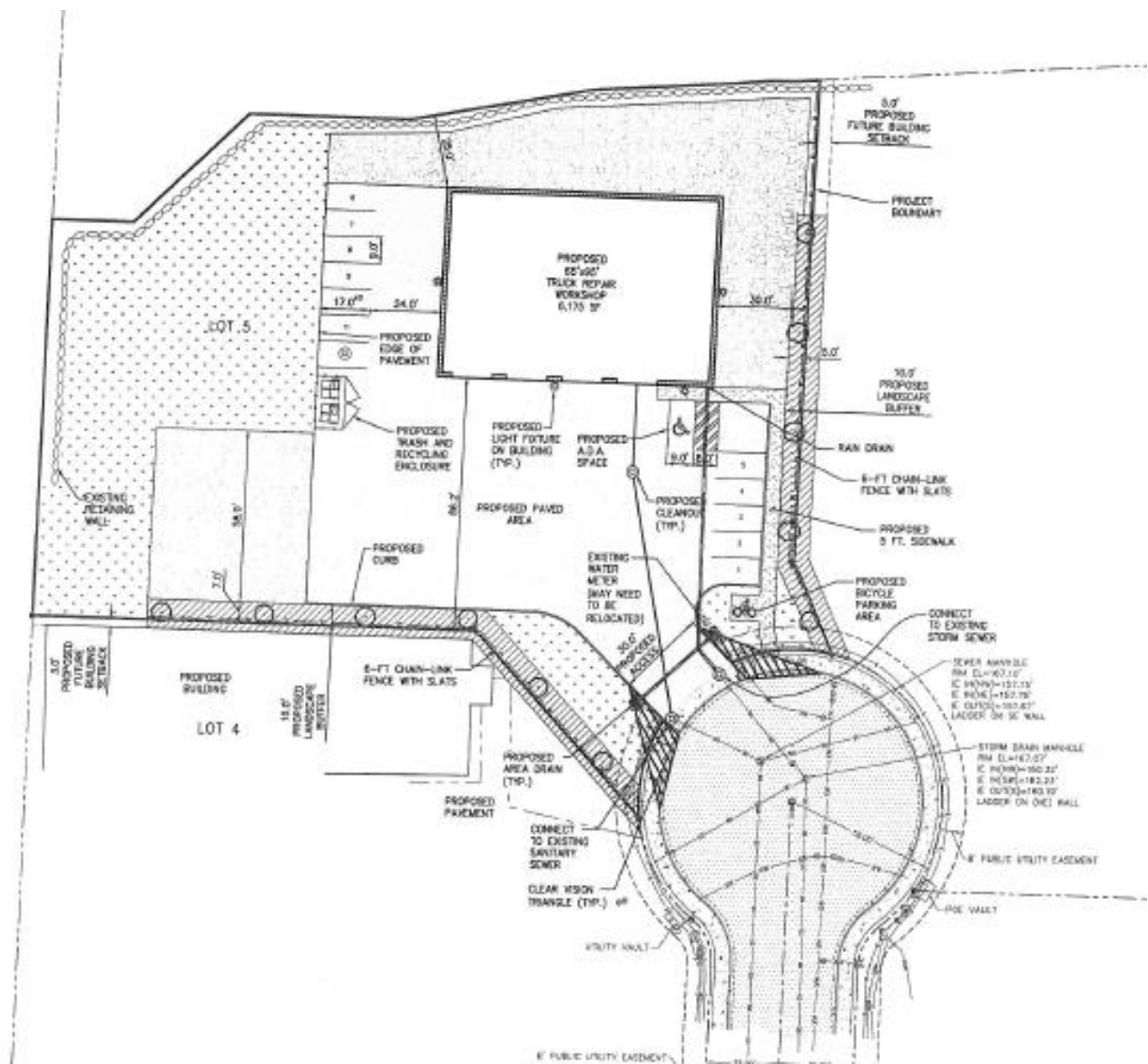
may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria or other City or State applicable land use standards. Only those persons who submit written comments or appear in person before the Hearing Authority may appeal the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).

Notice to mortgagee, lien holder, vendor or seller: The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

Project Proposal Information





NOTE: For comments to be addressed in the staff report please, submit comments no later than June 3, 2016 to **David Bantz, Associate Planner**, Planning Department, Sherwood City Hall, 22560 SW Pine Street, Sherwood, OR 97140.